SOUTH FLORIDA WATER MANAGEMENT DISTRICT

PERMIT TRANSFER

PERMIT NUMBER:

36-03254-P

APPLICATION NUMBER: 990 203-19

ISSUED DATE:

11-10-99



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574 Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

District Permit 36-03254-P Application 990203-19

November 10, 1999

Harvey Youngquist Youngquist Brothers Equities 15465 Pine Ridge Road Fort Myers, FL 33908

Dear Mr. Youngquist:

Subject:

Notice of Permit Transfer

Corkscrew Woods, Lee County

Sections 21, 28, Township 46 South, Range 26 East

In response to your request of February 25, 1999 for transfer of the above, Permit 36-03254-P has been officially transferred from Bill Hughes, Trustee (William C. Hughes, Trustee) to Youngquist Brothers Equities. It should be noted that, as a condition of transfer, you have agreed that all terms and conditions of the permit and subsequent modifications, if any, are understood and accepted, and any proposed modification shall be applied for and authorized by this District prior to such modification. The Permit Transfer document including conditions, permit history, and permit summary are enclosed.

In order for Permit 36-03254-P to be in compliance with its general conditions, submittal of the Construction Completion/Construction Certification is required. If you have any questions regarding completion/certification, please contact Lynne Felknor, Fort Myers Service Center at (941) 338-7763.

In order for the permit to be in compliance, special conditions 10, 15, 16, 18, 21, 22 and 23 must be addressed. If you have any questions regarding the special conditions, please contact Kim Fikoski, Fort Myers Service Center at (941) 338-7717.

Sincerely,

Anne Roth

Director, Regulatory Information Management Division

Regulation Department

AR/ik

Enclosures

CERTIFIED MAIL # Z 337 027 115 RETURN RECEIPT REQUESTED

GOVERNING BOARD

EXECUTIVE OFFICE

c: Lee County Engineer
Bill Hughes, Trustee
Ryan M. Shute, Morris-Depew Associates, Inc.

Area Engineer - FTM Permit File bc:

Beth Colavecchio

C. Merriam, B. Pratt – FTM

K. Fikoski - FTM



SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT TRANSFER FOR ENVIRONMENTAL RESOURCE INDIVIDUAL PERMIT NO. 36-03254-P

DATE ISSUED: November 10, 1999

PERMITTEE:

YOUNGOUIST BROTHERS FOULTIES

(CORKSCREW WOODS) 15465 PINE RIDGE ROAD FORT MYERS , FL 339 33908

ORIGINAL PERMIT ISSUED: JULY 10, 1997, modified as described in attached Permit History.

ORIGINAL PROJECT AUTHORIZATION: An Environmental Resource Permit to authorize Construction and Operation of a surface water management system to serve a 571.33 acre site consisting of a 438.88 acre residential development and 77.57 preserved acres not served by the SWM system discharging to on-site wetlands that connect to CREW lands.

CURRENT AUTHORIZATION:

AUTHORIZING THE TRANSFER OF AN ENVIRONMENTAL RESOURCE PERMIT TO AUTHORIZE CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM TO SERVE A 571.33 ACRE SITE CONSISTING OF A 438.88 ACRE RESIDENTIAL DEVELOPMENT AND 77.57 PRESERVED ACRES NOT SERVED BY THE SWM SYSTEM DISCHARGING TO ON-SITE WETLANDS THAT CONNECT TO CREW LANDS.

PROJECT LOCATION: LFF COUNTY

SEC: 21 & 28 TWP: 46S **RGE**: 26E

PERMIT DURATION: AS PREVIOUSLY PERMITTED.

dated February 3, 1999 this Permit Transfer is issued pursuant to In response to Transfer Application No. 990203-19 the applicable provisions of Part IV, Chapter 373, Florida Statutes (F.S) and Rules 40E-1.6107 and 40E-4.351, Florida Adminstrative Code.

All Permit design specifications, special and general/limiting Permit conditions, and other terms and requirements contained in the Permit shall remain in full force and effect unless further modified by the South Florida Water Management District ("District") and shall be binding upon the Permittee for the duration of the Permit, as specified in Rule 40E-4.4321, Florida Administrative Code.

In the event the property is sold or otherwise conveyed, the Permittee shall remain liable for compliance with this Permit until permit transfer to the new owner is approved by the District. Rule 40E-1.6105, Florida Administrative Code requires written notification to the District within 30 days of the transfer of any interest in the permitted real property, giving the name and address of the new owner in interest with a copy of the instrument effecting the transfer.

SPECIAL AND GENERAL CONDITIONS ARE AS FOLLOWS:

SPECIAL CONDITIONS)
GENERAL CONDITIONS)

Knne Roth

nue

Director, Regulatory Information Management

SPECIAL CONDITIONS

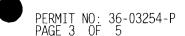
- 1. MINIMUM BUILDING FLOOR ELEVATION: 21 FEET NGVD.
- 2. MINIMUM ROAD CROWN ELEVATION: 20.25 FEET NGVD.
- 3. DISCHARGE FACILITIES:

1-3' WIDE BROAD CRESTED WEIR WITH CREST AT ELEV. 18.63' NGVD. 1-3' W X 1.13' H V-NOTCH WITH INVERT AT ELEV. 17.5' NGVD.

RECEIVING BODY: ONSITE WETLANDS

CONTROL ELEV: 17.5 FEET NGVD. /17.5 FEET NGVD DRY SEASON.

- 4. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
- 5. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
- 6. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
- 7. LAKE SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF TWO FEET BELOW THE CONTROL ELEVATION. SIDE SLOPES SHALL BE NURTURED OR PLANTED FROM 2 FEET BELOW TO 1 FOOT ABOVE CONTROL ELEVATION TO INSURE VEGETATIVE GROWTH.
- 8. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
- 9. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF CORKSCREW WOODS HOMEOWNERS ASSOCIATION. THE PERMITTEE SHALL SUBMIT A COPY OF THE RECORDED DEED RESTRICTIONS (OR DECLARATION OF CONDOMINIUM, IF APPLICABLE), A COPY OF THE FILED ARTICLES OF INCORPORATION, AND A COPY OF THE CERTIFICATE OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.
- 10. PRIOR TO SEPTEMBER 08, 1997, THE PERMITTEE SHALL PROVIDE THE DISTRICT WITH SATISFACTORY EVIDENCE OF A DISCLOSURE STATEMENT WHICH INFORMS PROSPECTIVE PURCHASERS THAT THE WATER LEVELS IN THE PROJECT'S LAKE MAY DECLINE SIGNIFICANTLY AT CERTAIN TIMES AS A RESULT OF THE WELLFIELD PUMPAGE.
- 11. SILT SCREENS, HAY BALES OR OTHER SUCH SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED LANDWARD OF THE UPLAND BUFFER ZONES AROUND ALL PROTECTED WETLANDS. ALL AREAS SHALL BE STABILIZED AND VEGETATED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.
- 12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE PERIMETER OF THE PROTECTED WETLANDS AND BUFFER ZONES SHALL BE STAKED AND ROPED TO PREVENT ENCROACHMENT INTO THE WETLANDS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF ROPING AND STAKING AND SCHEDULE AN INSPECTION OF THIS WORK. THE ROPING AND STAKING SHALL BE SUBJECT TO SFWMD STAFF APPROVAL. THE PERMITTEE SHALL MODIFY THE STAKING AND ROPING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE WITH THE INTENT OF THIS PERMIT. STAKING AND ROPING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.
- 13. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.
- 14. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT. THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.
- 15. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.



- 16. A WETLAND MONITORING PROGRAM SHALL BE IMPLEMENTED WITHIN THE PROTECTED WETLANDS AND DETENTION AREAS. MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH EXHIBIT(S) 32A 32D AND SHALL INCLUDE ANNUAL REPORTS SUBMITTED TO THE SFWMD FOR REVIEW. MONITORING SHALL CONTINUE FOR A PERIOD OF 5 YEARS.
- 17. THE WETLAND CONSERVATION AREAS AND UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHOWN ON EXHIBIT(S) 35 MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 18. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 32A 32D FOR THE PRESERVED/RESTORED WETLAND AREAS. UPLAND PRESERVATION AREAS AND UPLAND BUFFER ZONES ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREA(S) AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE MAINTAINED FREE FROM EXOTIC VEGETATION (BRAZILIAN PEPPER, MELALEUCA, AND AUSTRALIAN PINE) AND THAT OTHER NUISANCE SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.
- 19. A PROPOSAL TO CONSTRUCT FACILITIES NOT SHOWN ON THE PLANS IN THE PASSIVE OPEN SPACE AREAS SHALL BE ACCOMPANIED BY AN APPLICATION FOR PERMIT MODIFICATION. THE APPLICATION SHALL INCLUDE A SURFACE WATER SYSTEM TO SERVE THE PASSIVE OPEN SPACE AREAS WHICH MEETS THE DISTRICT CRITERIA FOR WATER QUALITY TREATMENT PRIOR TO DISCHARGING TO THE ADJACENT WETLANDS.
- 20. THE DELINEATION OF THE EXTENT OF WETLANDS AND/OR OTHER SURFACE WATERS, AS SHOWN ON THE PLANS INCORPORATED INTO THIS PERMIT, SHALL BE CONSIDERED BINDING.
- 21. NO LATER THAN JUNE 1, 1998, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT(S) OVER THE REAL PROPERTY DESIGNATED AS A CONSERVATION/PRESERVATION AREA(S) ON THE ATTACHED EXHIBIT 35. THE EASEMENT SHALL BE GRANTED FREE OF ENCUMBRANCES OR INTERESTS WHICH THE DISTRICT DETERMINES ARE CONTRARY TO THE INTENT OF THE EASEMENT. THE CONSERVATION EASMENT SHALL BE GRANTED TO THE DISTRICT USING THE APPROVED FORM ATTACHED HERETO AS EXHIBIT 34A 34D. ANY PROPOSED MODIFICATIONS TO THE APPROVED FORM MUST RECEIVE PRIOR WRITTEN CONSENT FROM THE DISTRICT. UPON RECORDATION, THE PERMITTEE SHALL FORWARD THE ORIGINAL RECORDED EASEMENT TO THE NATURAL RESOURCE MANAAGEMENT POST PERMIT COMPLIANCE STAFF IN THE DISTRICT SERVICE CENTER WHERE THE APPLICATION WAS SUBMITTED.
- 22. THE WETLAND MITIGATION PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 32A 32D. THE PERMITTEE SHALL PRESERVE 47.86 ACRES OF WETLANDS, ENHANCE 1.69 ACRES OF WETLANDS AND PRESERVE 10.40 ACRES OF UPLAND COMPENSATION.
- 23. PERMANENT PHYSICAL MARKERS DESIGNATING THE PRESERVE STATUS OF THE WETLAND AND A SPLIT RAIL FENCE SHALL BE PLACED AT THE INTERSECTION OF THE BUFFER AND EACH LOT LINE. THE FENCE AND MARKERS SHALL BE THE RESPONSIBILTLY OF THE CORKSCREW WOODS HOMEOWNERS ASSOCIATION TO MAINTAIN IN PERPETUITY.

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GENERAL CONDITIONS

- 1. ALL ACTIVITIES AUTHORIZED BY THIS PERMIT SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY THIS PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL CONSTITUTE A VIOLATION OF THIS PERMIT AND PART IV, CHAPTER 373, F.S.
- 2. THIS PERMIT OR A COPY THEREOF, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND MODIFICATIONS SHALL BE KEPT AT THE WORK SITE OF THE PERMITTED ACTIVITY. THE COMPLETE PERMIT SHALL BE AVAILABLE FOR REVIEW AT THE WORK SITE UPON REQUEST BY THE DISTRICT STAFF. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THIS PERMIT.
- 3. ACTIVITIES APPROVED BY THIS PERMIT SHALL BE CONDUCTED IN A MANNER WHICH DOES NOT CAUSE VIOLATIONS OF STATE WATER QUALITY STANDARDS. THE PERMITTEE SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND POLLUTION CONTROL TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS. TEMPORARY EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PERMITTED WORK. TURBIDITY BARRIERS SHALL REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL PRACTICES SHALL BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS DESCRIBED IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL; A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988), INCORPORATED BY REFERENCE IN RULE 40E-4.091, F.A.C. UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE PERMIT. THEREAFTER THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE PERMITTEE SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.
- 4. THE PERMITTEE SHALL NOTIFY THE DISTRICT OF THE ANTICIPATED CONSTRUCTION START DATE WITHIN 30 DAYS OF THE DATE THAT THIS PERMIT IS ISSUED. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ACTIVITY AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMMENCEMENT NOTICE FORM NO. 0960 INDICATING THE ACTUAL START DATE AND THE EXPECTED COMPLETION DATE.
- 5. WHEN THE DURATION OF CONSTRUCTION WILL EXCEED ONE YEAR, THE PERMITTEE SHALL SUBMIT CONSTRUCTION STATUS REPORTS TO THE DISTRICT ON AN ANNUAL BASIS UTILIZING AN ANNUAL STATUS REPORT FORM. STATUS REPORT FORMS SHALL BE SUBMITTED THE FOLLOWING JUNE OF EACH YEAR.
- 6. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE PERMITTED ACTIVITY, THE PERMITTEE SHALL SUBMIT A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR OTHER APPROPRIATE INDIVIDUAL AS AUTHORIZED BY LAW, UTILIZING THE SUPPLIED ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION FORM NO. 0881. THE STATEMENT OF COMPLETION AND CERTIFICATION SHALL BE BASED ON ONSITE OBSERVATION OF CONSTRUCTION OR REVIEW OF ASBUILT DRAWINGS FOR THE PURPOSE OF DETERMINING IF THE WORK WAS COMPLETED IN COMPLIANCE WITH PERMITTED PLANS AND SPECIFICATIONS. THIS SUBMITTAL SHALL SERVE TO NOTIFY THE DISTRICT THAT THE SYSTEM IS READY FOR INSPECTION. ADDITIONALLY, IF DEVIATION FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS. THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. BOTH THE ORIGINAL AND REVISED SPECIFICATIONS MUST BE CLEARLY SHOWN. THE PLANS MUST BE CLEARLY LABELED AS "ASBUILT" OR "RECORD" DRAWING. ALL SURVEYED DIMENSIONS AND ELEVATIONS SHALL BE CERTIFIED BY A REGISTERED SURVEYOR.
- 7. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE: UNTIL THE PERMITTEE HAS COMPLIED WITH THE REQUIREMENTS OF CONDITION (6) ABOVE, HAS SUBMITTED A REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE, FORM NO.0920; THE DISTRICT DETERMINES THE SYSTEM TO BE IN COMPLIANCE WITH THE PERMITTED PLANS AND SPECIFICATIONS; AND THE ENTITY APPROVED BY THE DISTRICT IN ACCORDANCE WITH SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AUGUST 1995, ACCEPTS RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE SYSTEM. THE PERMIT SHALL NOT BE TRANSFERRED TO SUCH APPROVED OPERATION AND MAINTENANCE ENTITY UNTIL THE OPERATION PHASE OF THE PERMIT BECOMES EFFECTIVE. FOLLOWING INSPECTION AND APPROVAL OF THE PERMITTED SYSTEM BY THE DISTRICT, THE PERMITTEE SHALL INITIATE TRANSFER OF THE PERMIT TO THE APPROVED RESPONSIBLE OPERATING ENTITY IF DIFFERENT FROM THE PERMITTEE. UNTIL THE PERMIT IS TRANSFERRED PURSUANT TO SECTION 40E-1.6107, F.A.C., THE PERMITTEE SHALL BE LIABLE FOR COMPLIANCE WITH THE TERMS OF THE PERMIT.
- 8. EACH PHASE OR INDEPENDENT PORTION OF THE PERMITTED SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE LOCATED WITHIN THE AREA SERVED BY THAT PORTION OR PHASE OF THE SYSTEM. EACH PHASE OR INDEPENDENT PORTION OF THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFER OF RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE PHASE OR PORTION OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
- 9. FOR THOSE SYSTEMS THAT WILL BE OPERATED OR MAINTAINED BY AN ENTITY THAT WILL REQUIRE AN EASEMENT OR

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DEED RESTRICTION IN ORDER TO ENABLE THAT ENTITY TO OPERATE OR MAINTAIN THE SYSTEM IN CONFORMANCE WITH THIS PERMIT, SUCH EASEMENT OR DEED RESTRICTION MUST BE RECORDED IN THE PUBLIC RECORDS AND SUBMITTED TO THE DISTRICT ALONG WITH ANY OTHER FINAL OPERATION AND MAINTENANCE DOCUMENTS REQUIRED BY SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, PRIOR TO LOT OR UNIT SALES OR PRIOR TO THE COMPLETION OF THE SYSTEM, WHICHEVER OCCURS FIRST. OTHER DOCUMENTS CONCERNING THE ESTABLISHMENT AND AUTHORITY OF THE OPERATING ENTITY MUST BE FILED WITH THE SECRETARY OF STATE WHERE APPROPRIATE. FOR THOSE SYSTEMS WHICH ARE PROPOSED TO BE MAINTAINED BY THE COUNTY OR MUNICIPAL ENTITIES, FINAL OPERATION AND MAINTENANCE DOCUMENTS MUST BE RECEIVED BY THE DISTRICT WHEN MAINTENANCE AND OPERATION OF THE SYSTEM IS ACCEPTED BY THE LOCAL GOVERNMENT ENTITY. FAILURE TO SUBMIT THE APPROPRIATE FINAL DOCUMENTS WILL RESULT IN THE PERMITTEE REMAINING LIABLE FOR CARRYING OUT MAINTENANCE AND OPERATION OF THE PERMITTED SYSTEM AND ANY OTHER PERMIT CONDITIONS.

- 10. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PERMITTED SYSTEM, THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING OF THE CHANGES PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.
- 11. THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES ON PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 OR CHAPTER 40E-40, F.A.C.
- 12. THE PERMITTEE IS HEREBY ADVISED THAT SECTION 253.77, F.S. STATES THAT A PERSON MAY NOT COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, THE TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND WITHOUT OBTAINING THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED USE. THEREFORE, THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AUTHORIZATIONS FROM THE BOARD OF TRUSTEES PRIOR TO COMMENCING ACTIVITY ON SOVEREIGNTY LANDS OR OTHER STATE-OWNED LANDS.
- 13. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C., ALSO KNOWN AS THE "NO NOTICE" RULE.
- 14. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, ALTERATION, OPERATION, MAINTENANCE, REMOVAL, ABANDONMENT OR USE OF ANY SYSTEM AUTHORIZED BY THE PERMIT.
- 15. ANY DELINEATION OF THE EXTENT OF A WETLAND OR OTHER SURFACE WATER SUBMITTED AS PART OF THE PERMIT APPLICATION, INCLUDING PLANS OR OTHER SUPPORTING DOCUMENTATION, SHALL NOT BE CONSIDERED BINDING UNLESS A SPECIFIC CONDITION OF THIS PERMIT OR A FORMAL DETERMINATION UNDER SECTION 373.421(2), F.S., PROVIDES OTHERWISE.
- 16. THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF A PERMITTED SYSTEM OR THE REAL PROPERTY ON WHICH THE PERMITTED SYSTEM IS LOCATED. ALL TRANSFERS OF OWNERSHIP OR TRANSFERS OF A PERMIT ARE SUBJECT TO THE REQUIREMENTS OF RULES 40E-1.6105 AND 40E-1.6107, F.A.C. THE PERMITTEE TRANSFERRING THE PERMIT SHALL REMAIN LIABLE FOR CORRECTIVE ACTIONS THAT MAY BE REQUIRED AS A RESULT OF ANY VIOLATIONS PRIOR TO THE SALE, CONVEYANCE OR OTHER TRANSFER OF THE SYSTEM.
- 17. UPON REASONABLE NOTICE TO THE PERMITTEE, DISTRICT AUTHORIZED STAFF WITH PROPER IDENTIFICATION SHALL HAVE PERMISSION TO ENTER, INSPECT, SAMPLE AND TEST THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
- 18. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE APPROPRIATE DISTRICT SERVICE CENTER.
- 19. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.

PERMIT NUMBER: 36-03254-P

PROJECT DESCRIPTION : CORKSCREW WOODS

PERMIT HISTORY

ISSUE DATE	APPL.NO.	PERMIT TYPE	PURPOSE	M/O OWNER	PROJECT
10-JUL-1997	960516-6	ERP NEW INDIVIDUAL	CONSTRUCT/OPERATE	BILL HUGHES TRUSTEE	CORKSCREW WOODS
08-JAN-1998	971202-10	ERP MOD GENERAL	COMPLIANCE LETTER MOD	BILL HUGHES TRUSTEE	CORKSCREW WOODS
19-FEB-1998	980120-19	ERP MOD GENERAL	COMPLIANCE LETTER MOD	BILL HUGHES - TRUSTEE	CORKSCREW WOODS
	990203-19	ERP MOD GENERAL	PERMIT TRANSFER	YOUNGQUIST BROTHERS EQUITIES	CORKSCREW WOODS

ENVIRONMENTAL RESOURCE PERMIT SUMMARY

This document is intended to summarize District permitting activity associated with the project. It is not intended to constitute a comprehensive compilation of all permit authorizations and conditions, and should not be relied upon as such. The permittee can request complete copies of all applicable permit documents.

PERMIT NUMBER: 36-03254-P

(990203-19)

PROJECT NAME: CORKSCREW WOODS

LOCATION: LEE COUNTY

S21 & 28/T46S/R26E

PERMITTEE'S NAME AND ADDRESS:

YOUNGOUIST BROTHERS EOUITIES

15465 PINE RIDGE ROAD FORT MYERS. FL 33908

CURRENT AUTHORIZATION:

AUTHORIZING THE TRANSFER OF AN ENVIRONMENTAL RESOURCE PERMIT TO AUTHORIZE CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM TO SERVE A 571.33 ACRE SITE CONSISTING OF A 438.88 ACRE RESIDENTIAL DEVELOPMENT AND 77.57 PRESERVED ACRES NOT SERVED BY THE SWM SYSTEM DISCHARGING TO ON-SITE WETLANDS THAT CONNECT TO CREW LANDS.

PROJECT AREA:

571 33 acres

DRATNAGE AREA:

438.88 acres

DISTRICT DRAINAGE BASIN: ESTERO RIVER

RECEIVING BODY: ON-SITE WETLANDS

CLASSIFICATION: CLASS III

EXISTING FACILITIES:

The project site is bounded to the north by Corkscrew Road, to the east and south by CREW lands and to the west by a Lee County Well Field and a proposed residential project. The previously permitted mining operation is located in the north-central portion of the project site.

The site is predominantly in a natural state with a farming operation located in the northwestern portion of the site. The typical drainage pattern is from the northeast to the southwest via existing farm ditches and sheetflow.

DESCRIPTION:

The proposed project consists of a 438.88 acre single basin residential development surrounding a previously permitted and active mining operation. The surface water management system consists of two lakes on the north end of the project and several wetlands scattered across the site. The lakes and wetlands are interconnected by a series of swales and culverts. Run-off from the site is directed towards the lakes and roadside swales which provide 1/2"

of pretreatment prior to discharging to the incorporated wetlands. The remainder of the water quality and attenuation is provided by Wetlands $1,\,8,\,11\,\,\&\,12.$

The project discharges via the control structure located in a conveyance swale surrounding the mining operation. Upon completion of the mining operation the applicant intends to remove the dikes surrounding the borrow pit and incorporate the approximately 200 acre lake into this system.

Drainage swales located on the east and west property lines convey off-site flows to onsite wetlands and the preserve area to the south.

DISCHARGE RATE:

As shown in the table below, the proposed project discharge is within the allowable limit of 42 CSM for the Estero River Basin.

Discharge Storm Frequency: 25YR-3DAY Design Rainfall: 10.87

WATER QUALITY:

The required 1" over the entire site of water quality is provided by the 69.29 acres of wet detention and 41.03 acres of wetlands.

ROAD DESIGN:

As shown in the following table, minimum road center lines have been set at or above the calculated design storm flood elevation.

Design Storm Freq: 10YR-1HR Design Rainfall: 6.50 inches

FINISHED FLOORS:

As shown in the following table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Design Storm Frequency: 100YR-3DAY Design Rainfall: 13.59 inches

ENDANGERED. THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site does not contain preferred habitat for wetland-dependent endangered/threatened species or species of special concern. No wetland-dependent endangered/threatened species or species of special concern were observed on site, and submitted information indicates that potential use of the site by such species is minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened species or species of special concern are discovered on the site.

MITIGATION MONITORING:

Detailed mitigation, monitoring and maintenance data and plans are included as Exhibit(s) < ***>.

ENVIRONMENTAL SUMMARY:

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, the District has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

SYSTEM OPERATION:

Corkscrew Woods Homeowners Association

LAND USE:

Residential

WATER USE PERMIT STATUS:

A Water Use permit is not required for this project at this time.

POTABLE WATER SUPPLIER:

Lee County Utilities

WASTE WATER SYSTEM/SUPPLIER:

Onsite Septic Systems

DRI STATUS:

This project is not a DRI.

SAVE OUR RIVERS:

The project is adjacent to lands on the east and south which are under consideration by the Save Our Rivers program, they are presently owned by Lee County.

SWIM BASIN:

The project is not within nor does it discharge directly to a designated SWIM basin.

RIGHT-OF-WAY PERMIT STATUS:

A Right-of-Way Permit is not required for this project.

ENFORCEMENT ACTIVITY:

There has been no enforcement activity associated with this application.

THIRD PARTY INTEREST:

No third party has contacted the District with concerns about this application.

WELL FIELD ZONE OF INFLUENCE:

The project is located within the zone of influence of the Lee County Corkscrew Wellfield.

PRIMARY ISSUES RESOLVED:

Wetland impacts offset by wetland preservation and enhancement.

SECONDARY ISSUES:

APPLICABLE LAND AREA:

OTHER is defined as preserved area not included in the mitigation plan and not served by the ${\sf SWM}$ system.

PROJECT

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	571.33	571.33		acres
WTRM ACREAGE	110.32	110.32		acres
PAVEMENT	29.34	29.34		acres
BUILD COVERAGE	17.15	17.15	•	acres
NUMBER OF UNITS	243.00	243.00		units
PRESERVED	59.95	59.95		acres
OTHER	77.57	77.57		acres



South Florida Water Management District Request for Environmental Resource, Surface Water Management, Water Use, or Wetland Resource Permit Transfer

Form #0483 Rev. 08/95

South Florida Water Management District P.O. Box 24680 West Palm Beach, Florida 33416-4680	Date 2/25/99
Please Check Appropriate Box(es)	' (
Environmental Resource	ment Water Use Wetland Resource
Request for transfer of District Permit(s) No(s): 36-032	54-P Under Application No(s): 97/202-10
FROM Name Bill Hughes Trustee	
Address 1470 Royal Adm Square	Bowleyrod
City: Fart Myers	State: <u>FLZip:33919</u>
Project Name Corkscrew Woods	
Permitted Acreage: 57/33	
	•
TO Name Goungauist Brothers Eg	uities
Address: 15405 Pine Ridge Roa	2.d
Lity: FOFT TTIGETS	State: FL Zip: 33908
Project Name: Carksorew Woods	
Acreage Being Transferred: 591.33	-
The reason(s) for this permit transfer is (are)	
	E-2.351 (Water Use), and Rule 40E-4.351 (Environmental
	grees to be bound by all terms and conditions of the permit,
	ation for any proposed modification to the project shall be
applied for and obtained prior to conducting such modification	etion.
	he purchase of less acreage than permitted) or from any mit Mydif cation prior to consideration of a Transfer Permit.
Harvey Young quist	
2	Signartire
- Owner .	498-4900
	Telephone RECEIVED
Enclosure	
() Recorded copy of documents effectuating transfer of	ownership (including sketch and legal description)



South Florida Water Management District Reques for Permit Transer

990203-19

South Florida Water Management District

	416-4680		Date	2/2/	PRECE FEB 0 3 EGULATION L	-180	
Please Check Appropriate Box	x(es)				FFR	•	ED
Surface Water Manager	ment	Water Us	:	R	EGULATION	<i>199</i> 9	
Request for transfer of District	Permit(s) No(s)	36-03254-P			THE TOTAL	JEPT, .	405
FROM: Name:	Bill Hughes,	Trustee					
Address:		Palm Square B	oulevard				
City:	Fort Myers			State:	Florida	Zin:	33919
Project Name:	Corkscrew Wo	ods					571.33
TO: Name:	Youngquist B	Brothers Equi	ties			.ugu	
Address:	15465 Pine R	idge Road		and the state of t			
City:	Fort Myers			State:	Florida	Zin·	33908
New Project Name:	Corkscrew Wo	ods		/			571.33
Management), Florida Adminismodifications, if any, are und to such modification. For a successor transfer, the infinite is not the case for a surfon the current permit (co-permit fithis is not the case for a water owner is required to obtain a spermit.	estrument transferrace water managinittee transfer) or a	epted. Any propring ownership of permit, the applying for a mocurrent permittee	the property need new owner has odification to the	n shall be a eds to be for the option permit.	the entire post of becoming	nd obt	ained prior ed project p-permittee
permic							
		- !	By Wichael	Mun	10		Applicant
			ts agent				Name
Enclosure:		•					Title
(v) Recorded copy of transfer	of ownership	•	·		1		Telephone
	FOR	OFFICE U	SE ONLY				
SURFACE WATER	DATE		NRM		DATE		A. di
WATER USE	DATE	□	FIELD ENGINEERING	•	DATE		20 20 20 20 20 20 20 20 20 20 20 20 20 2
			•		· · · · · · · · · · · · · · · · · · ·		

Existing Land Use - Fallow Agriculture Proposed Land Use - Residential Subdivision

Sections 21+28 Township & Ronge 26E 104 103 102 106 105 111 110 109 108 571,33 acres 4> 127 1 128 PASSOCIATES, I 129 ---130 DEPEN. 131 132 25° & 5° UPLAND BUFFER 0.41 AC MORRIS -1 134 MD MD 5' & 25' ► UPLAND BUFFER 0.12 AC .25' UPLAND BUFFER 0.28 AC UPLAND AREA _ 25' UPLAND BUFFER 0.30 AC 59 1) 233. 232 - 25' UPLAND BUFFER 0.56 AC 54 2 53 48 47 46 45 44 43 165 UPLAND AREA 25' UPLAND BUFFER 0.63 AC 166 </>
</> 1 CORKSCREW ACCIDENT 25 UPLAND BUFFER D 67 AC 189 25' UPLAND BUFFER 2.63 AC 1" = 300 152 GEOODSFWAD RES TLH 11-20-00 25' DELAND PUFFER D.DS A

NOTES:

. THERE ARE NO EXISTING BUILDINGS OR TRUCTURES ON SITE.

THE SITE IS CURRENTLY ZONED AG-2.

THERE ARE NO EXISTING PURLIC UTILITIES ON SITE

THE 100 YEAR FLOOD ELEVATION, WITH ZERO CHARGE IS ELEVATION 20,2' NOVD. MINIMUM ELEVATION OF THE ROAD CENTERLINE IS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE ISTRUCTION, WHERE APPLICABLE.

10. A 30' DRAINAGE EASEMENT (15' EITHER SIDE OF LOT) IS LOCATED ALONG SPECIFIED SIDE LOT LINES. THE REMAINDER OF THE LOTS HAVE A 15' DRAINAGE EASEMENT (7.5' EITHER SIDE OF LOT). ALL LOTS HAVE A 15' (7.5' EITHER SIDE OF LOT). ALL LOTS HAVE A 15' (7.5' EITHER SIDE OF LOT).

COMMON AREAS ADJACENT TO WETLAND PRESERVES HAVE A 25' LIPLAND BUFFER,

12. LOT ADJACENT TO WETLAND PRESENCE SHALL HAVE A 3.5' SPLIT RAIL FENCE. THE FENCE SHALL BE LOCATED 5' HALAND OF THE WETLAND PRESERVE.

13, A 25' OR 50' DRAINAGE EASEMENT IS LOCATED AROUND THE PERIMETER OF THE PROPERTY AS SHOWN 14. EXCAVATION WILL BE WET. NO DEWATERING

 THERE WILL BE NO EXCAVATION WITHIN 200' OF ANY WEILAND SETBACK AREA. 1B, PHASE 1: CONSTRUCT PHASE 1 OF LAKE, PROJECT PERIMETER BERM, PROJECT CONTROL STRUCTURE. ALL ON-SITE WETLANDS ARE TO BE PRESERVED.

17, PHASE 2: FINISH CONSTRUCTION OF LAKE, DEVELOPMENT OF ROADS, UTILITIES, AND BALANCE OF STORM WATER MANAGEMENT SYSTEM.

A. WET DETENTION CONTROL FLEVATION = 17.50 MINIMUM CENTERLINE OF ROADSIDE SWALES = 18.0°

21. MANIMAN FINSHLY FLOOR ELEVANON X 271,00

22. MANIMAN FINSHLY FLOOR ELEVANON IN HE
WELLAND PRESENCE, WELLAND ENMANCEMENT AREAS, AND
UPLAND BUFFER AREAS, SAN, LE
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ACTIVITÉS.

THE TOTAL PRESENCE AREAS BETWEEN MAINTENANCE
ACTIVITÉS.

23. EASEMENTS, CULVERIS, STRUCTURES, ETC. TO BE SHOWN IN MORE DETAIL ON PAVING, CRADING & LITLITY PLANS.

STWAN MOR STRUCTURE IN NUMBER

SINGLE OR DOUBLE 12"X18" ERCP UNLESS NOTED DIFFERENTLY

DETAIL NUMBER PAGE NUMBER

PLATTED BRAINAGE FASEMENT DRAINAGE EASEMENT PUBLIC UTILITY EASEMENT

UPLAND BUFFER

LEGEND:

(5-15)

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:	-						
TERRY V. BROUGHTON, ESQ. 1705-D2 Colonial Boulevard Ft. Myers, FL 33907			<u></u>				
PARCEL I.D. NO.;		Documentary Tax Pd \$ 345	00.40 R27				
Grantee S.S. No. (Name & No.)	40879 96	s Cherman	Depty Clerk				
P =	[space above this lin	e for recording data	325				
	(SMCC ROOTE INS IN	a rot rocoroning dutuj	J 8				
SPI	ECIAL WAR	RANTY DEED	ω				
)							
This Indenture, made this Seco	nd .	day of January	1997, Between				
William C. Hughes, Trustee			•				
of the County of Lee	, State of	Florida	, Grantor*, and				
Youngquist Brothers Equities, a Flow whose post office address is 15465 F of the County of Lee	Pine Ridge Road, Fort l		, Grantee*.				
Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to-wit:							
See attached description.							
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the Grantor covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the titel to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. *"Grantor" and "Grantee" are used for singular or plural, as context requires.							
In Witness Whereof, Grantor ha	as hereunto set Grantor	's hand and seal the day and y	ear first above written.				
Signed, sealed and delivered in our p	presence:	•					
Witnesses:							
Printed Name: CHRIS BUND Printed Name: TERRY V. BRAU.	managaman di Afrika	William C. Hughes, Trus					
STATE OF FLORIDA COUNTY OF LEE			•				
THE FOREGOING instrument was acknowledged before me this 2 day of January, 1997, by William C. Hughes, Trustee. He is personally known to me or has produced as identification.							

(seal)

Notary Public Printed Name:

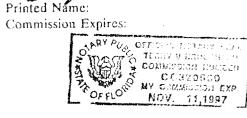


EXHIBIT "A"

THAT part of the South Half (S 1/2) of Section 21, Township 46 South, Range 26 East, situated South of the County road, known as Corkscrew Road, consisting of 109.12 acres, more or less; and all of Section 28, of Township 46 South, Range 26 East, less and except each of the five parcels described below:

LESS AND EXCEPT:

(WELL PARCEL 1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 28 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N.00°09'40"W. ALONG THE EAST LINE OF SAID SECTION, FOR 1086.78 FEET TO AN INTERSECTION WITH THE CENTERLINE OF CORKSCREW ROAD (100" WIDE RIGHT OF WAY); THENCE S.87°26'47"W., ALONG SAID CENTERLINE FOR 2645.57 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE NORTH-SOUTH ONE QUARTER SECTION LINE OF SAID SECTION 28; THENCE S.00°16'49"E., ALONG SAID PROLONGATION FOR 50.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CORKSCREW ROAD; THENCE CONTINUE S.00°16'49"E. ALONG SAID NORTHERLY PROLONGATION FOR 886.13 FEET TO A POINT LYING N.00°16'49"W. AT 20.04 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE N.89°43'11"E., FOR 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°43'11"E., FOR 150.00 FEET; THENCE S.00°16'49"W., FOR 30.00 FEET; THENCE S.89°43'11"W., FOR 150.00 FEET; THENCE N.00°16'49"W., FOR 30.00 FEET; THENCE S.89°43'11"W., FOR 150.00 FEET; THENCE N.00°16'49"W., FOR 30.00 FEET; TO THE POINT OF BEGINNING.

MECENED

LESS AND EXCEPT:

(WELL PARCEL 2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 28, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, SAID TOWNSHIP AND RANGE; THENCE N.00*09*40*W. ALONG THE EAST LINE OF SAID SECTION, FOR 1086.78 FEET TO WINTERSECTION WITH THE CENTERLINE OF CORKSCREW ROAD (100' WIDE RIGHT OF WAY); THENCE S.87*26*47*W., ALONG SAID CENTERLINE FOR 2645.57 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE NORTH-SOUTH ONE QUARTER SECTION LINE OF SAID SECTION 28; THENCE S.00*16*49*E., ALONG SAID PROLONGATION FOR 50.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CORKSCREW ROAD; THENCE CONTINUE S.00*16*49*E. ALONG SAID NORTHERLY PROLONGATION AND SAID NORTH-SOUTH ONE QUARTER SECTION LINE, FOR 2975.35 FEET (PASSING THROUGH THE NORTH QUARTER. CORNER OF SAID SECTION 28 AT 906.17 FEET) TO A POINT LYING N.00*16*49*W. AT 3219.57 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N.89*43*11*E., FOR 30.00 FEET; THENCE S.00*16*49*E., FOR 30.00 FEET; THENCE S.00*16*49*E., FOR 30.00 FEET; THENCE S.00*16*49*E., FOR 30.00 FEET; THENCE S.00*16*49*W., FOR 30.00 FEET; THENCE N.00*16*49*W., FOR 30.00 FEET; THENCE

LESS AND EXCEPT:

(WELL PARCEL 3)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 28, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, SAID TOWNSHIP AND RANGE; THENCE N.00'09'40'W. ALONG THE EAST LINE OF SAID SECTION, FOR 1086.78 FEET TO AN INTERSECTION WITH THE CENTERLINE OF CORKSCREW ROAD (100' MOE RIGHT OF WAY); THENCE S.87"26"47"W., ALONG SAID CENTERLINE FOR 2645.57 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE NORTH-SOUTH ONE QUARTER SECTION LINE OF SAID SECTION 28; THENCE S.00"16'49"E., ALONG SAID PROLONGATION FOR 50.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CORKSCREW ROAD; THENCE CONTINUE \$.00'16'49"E. ALONG SAID NORTHERLY PROLONGATION AND SAID NORTH-SOUTH ONE QUARTER SECTION LINE, FOR 4893.65 FEET (PASSING THROUGH THE NORTH QUARTER CORNER OF SAID SECTION 28 AT 906.17 FEET) TO A POINT LYING N.00°16'49 W. AT 1301.27 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N.89*43"11"E., FOR 30.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N.89"43"11"E., FOR 150.00 FEET; THENCE S.00"16"49"E., FOR 30.00 FEET; THENCE S.89"43"11"W., FOR 150.00 FEET; THENCE N.00"16"49"W., FOR 30.00 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

CLAMMOND

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA. COUNTY OF LEE, LYING IN SECTIONS 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

LYMIG IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 28 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NO '07 AOW ALONG THE EAST LINE OF SAID SECTION, FOR 1088 78 FEET TO AN INTERSECTION WITH THE CENTERLINE OF CORNSCREW ROAD (107 WOR RIGHT OF WAY), THENCE S DITCTATW, ALOND SAID CENTERLINE FOR 2845.37 FEET TO AN INTERSECTION WITH A MORTHERLY PROLONGATION OF THE MORTH-SOUTH ONE QUARTER SECTION LINE OF SAID SECTION 12; THENCE S ON 1847 E. ALOND SAID PROLONGATION FOR SO IM FEET TO THE POINT OF BEGINNING: THENCE S 41726 ATW., ALOND THE SOUTH RIGHT OF WAY LINE OF SAID CORNSCREW ROAD FOR 40 03 FEET; THENCE S ON 1847 E. ALOND SAID PROLONGATION FOR SO IM FEET TO THE POINT OF SAID CORNSCREW ROAD FOR 40 03 FEET; THENCE S ON 1847 E. PARALLEL WITH AND 30 OF FEET WESTERLY OF 1AS MEASURED ON A PERPENDICULAR) SAID MORTH-SELT THENCE S ON 1847 E. PARALLEL WITH AND 30 OF FEET WESTERLY OF 10.33 FEET; THENCE S ON 1847 E. PARALLEL WITH AND 30 OF FEET WESTERLY OF 1AS MEASURED ON A PERPENDICULAR) SAID MORTH-SOUTH ONE QUARTER SECTION LINE, FOR 1943 4 FEET; THENCE S. ONTOTOLE, FOR 100.33 FEET; THENCE S. ON 1847 E. PARALLEL WITH AND 30 OF FEET WESTERLY OF 1AS MEASURED ON A PERPENDICULAR) SAID MORTH-SOUTH ONE QUARTER SECTION LINE, FOR 1236 3 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, NAVING, A RAOUS OF 33 OF FEET, A CENTRAL ANGLE OF MOTOST, A CHORD BEARING OF 34 1758 M.W. AND A CHORD LENGTH OF 49 72 FEET; THENCE S ON 1470 M.W. FOR 255 ON FEET, THENCE N 89745 SOW. FOR 1000 20 FEET, TO THE POINT OF THE SOUTHWAST ONE CURVE, AN ARC LENGTH OF 53 29 FEET TO THE POINT OF THE RIGHT, HAVING, A RADUS OF 35 ON FEET, A CENTRAL ANGLE OF MOTOST, A CHORD BEARING OF N 45'140 TE. AND A CHORD LENGTH OF 50 00 FEET, TO THE ROUTH OF BEARING OF A SAID CURVE, AN ARC LENGTH OF SEET TO THE POINT OF THE RIGHT, HAVING, A RADUS OF POINT OF THE SOUTH ONE OF A CHORD SEARING OF A 41'150 TE. AND A CHORD LENGTH OF 40 50 FEET; THENCE ALOND THE ARC OF SAID CURVE, AN ARC LENGTH OF SO SEET TO



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0R2777 P6258

97 JAN -2 PH 1:47

LESS AND EXCEPT:

(ROADWAY SOUTH END)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEELYING IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 28 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS.

COMMERCING AT THE SOUTHEAST CORNER OF SECTION 21, SAID TOWNISHIP AND RANGE, THENCE IN 00'09 40"W. ALONG THE EAST LINE OF SAID SECTION, FOR 1086 18 FEET TO AN INTERSECTION WITH THE CENTERLINE OF CORKSCREW ROAD (100" MIDE RIGHT OF WAY), THENCE S 87'26'47"W., ALONG SAID CENTERLINE FOR 2645 57 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE NORTH-SOUTH ONE OUARTER SECTION LINE OF SAID SECTION 28, THENCE S 00"16'49"E., ALONG SAID PROLONDATION FOR 50 OF FEET, THENCE S.01"26'47"W., ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CORKSCREW ROAD FOR 40 01 FEET; THENCE S 00"16'49"E. PARALLEL WITH AND 40 00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) SAID NORTH-SOUTH ONE QUARTER SECTION LINE, FOR 274 SF FEET; THENCE S 00"10", FOR 100.13 FEET; THENCE S 00"16'49"E. PARALLEL WITH AND 30 00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) SAID NORTH-SOUTH ONE QUARTER SECTION LINE, FOR 4828 35 FEET, THENCE CONTINUES 3 00"16'49"E. LICHE S 00"16'49"E. LICHE FOR 4828 35 FEET TO THE EXMIT OF BEGINNING. THENCE CONTINUES 3 00"16'49"E. ALONG SAID PARALLEL LINE, FOR 202 01 FEET; THENCE S 09"45'59"E. ALONG THE SOUTH LINE OF THE SOUTH ONE QUARTER OF SAID SECTION 23, FOR 300 FEET TO THE SOUTH CINE CONTINUES TO "16'49"E. ALONG THE SOUTH CINE QUARTER CONHER OF SAID SECTION 23, FIRENCE, ALONG THE SOUTH CINE QUARTER CONHER OF SAID SECTION 23, THENCE, 58"4735"E. ALONG THE SOUTH CINE QUARTER CONHER OF SAID SECTION 23, THENCE, 58"4735"E. ALONG THE SOUTH CINE QUARTER CONHER OF SAID SECTION 23, THENCE, 58"4735"E. ALONG THE SOUTH CINE QUARTER TO THE SOUTH CINE OF SAID SECTION SOUTH CINE OF SAID SECTION SOUTH CINE OF SAID SECTION SOUTH CINE OF SA



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South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 TDD (561) 697-2574 • www.sfwmd.gov

CON 24-06 District Permit 990203-19 Application 36-03254-P

April 19, 1999

Bill Hughes, Trustee 1470 Royal Palm Square Boulevard Fort Myers, FL 33919

Dear Mr. Hughes:

Subject:

Notice of Intent to Transfer

Corkscrew Woods, Lee County

Section 21& 28, Township 46 South, Range 26 East

Recently, the District received a request to transfer the above referenced permit from Bill Hughes, Trustee to Youngquist Brothers Equities. A copy of the request is enclosed for your information.

If you concur with the request, a reply is not necessary; however, if you object to the District's intent to transfer the above referenced permit, please file your objection by writing to the South Florida Water Management District, Attn: John Pfaff/4050, PO Box 24680, West Palm Beach, FL 33416-4680. In accordance with the attached Notice of Rights, objections must be received within 21 days of actual receipt of this Notice of Intended Agency Action.

If you have any questions or need assistance, please contact John Pfaff at (561) 687-6741.

Sincerely.

Beth Colavecchio

Regulatory Support Supervisor

Regulatory Information Management Division

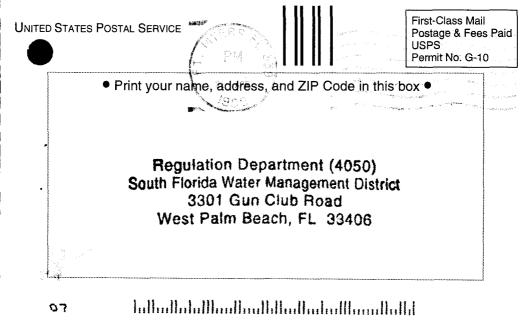
lovecalin

Regulation Department

BC:JP

Attachments

CERTIFIED RECEIPT NUMBER Z 337 027 271 RETURN RECEIPT REQUESTED





South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 TDD (561) 697-2574

(receipt)

Receipt No. 0000039072 - 0001

Refer to Application: 990203-19

Project Name

: CORKSCREW WOODS

YOUNGQUIST BROTHERS EQUITIES 15465 PINE RIDGE ROAD FORT MYERS, FL 33908

REVENUE	ACCOUNT CODE	RECEIPT OF PERI TYPE OF A	FEE AMOUNT		
461	5 EF	RP GENERAL PERMIT	PERMIT TRANSFE	R - MOD	\$150.00
ITEM	TRANS TY	YPE	DATE RECEIVED	CHECK NO	AMOUNT RECEIVED
1	PAYMENT MADE BY	Y APPLICANT	03/09/1999	003413	\$150.00
				BALANCE DUE	* 0.00

PROCESSED BY : JPFAFF

DATE: March 9, 1999

SERVICE CENTER: WPB

c: Applicant Accounting Control File

> Governing Board: Frank Williamson, Jr., Chairman Eugene K. Pettis, Vice Chairman Mitchell W. Berger

Vera M. Carter William E. Graham William Hammond

Richard A. Machek Michael D. Minton Miriam Singer Samuel E. Poole III, Executive Director Michael Slayton, Deputy Executive Director

MORRIS-DEPEW ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS & MAPPERS

March 4, 1999

VIA HAND DELIVERY

Richard H. Thompson, P.E. Senior Engineer South Florida Water Management District 2301 McGregor Boulevard Fort Myers, FL 33901



RE:

Request for Permit Transfer

SFWMD Permit No. 36-03254-P / Application No. 990203-19 Corkscrew Woods, Sections 21 & 28, T-46-S, R-26-E, Lee County

Dear Mr. Thompson:

In response to Beth Colavecchio's letter of February 12, 1999, please find the following items attached for your use:

- 1) Copy of letter from Beth Colavecchio dated February 12, 1999.
- 2) An 8 ½" x 11" project map depicting the project boundaries; the section, township and range; the project size in acres and the existing/proposed land use.
- 3) Check no. 3413 in the amount of \$150.00 for processing fee.
- 4) The Request for Permit Transfer application form signed by owner.

Should you have any questions or require further information in this regard, please do not hesitate to contact me.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.

Ryan M. Shute, E.I. Project Manager

Attachments

cc: Mr. Richard Friday

Ryn M. Shate

RMS/sae

A LELLE

From: "Marti Gast" <mgast@sfwmd.gov>
Subject: permit transfers
To: jpfaff@sfwmd.gov

Hi John, There are no construction certifications on the following projects: 26-00001-S-02 36-033254-P 36-03479-P

Marti

From: "Kim Fikoski" <kfikosk@sfwmd.gov Subject: Re: Permit Transfer

15:19

To: John Pfaff < jpfaff@sfwmd.gov>

The current permittee is not in compliance with the environmental conditions of Application Number 960516-6, specifically Special Conditions 10, 15, 16, 18, 21, 22 and 23. The following deficiencies need to be corrected:

- 1. Submit a disclosure statement which informs potential purchasers that the water levels in the projects' lakes may decline significantly as a result of the adjacent wellfield. This was due September 8, 1997.
- 2. A time zero monitoring report to document the status of the mitigation activities. This was due July 1, 1998.
- 3. A recorded conservation easement over the preserve areas. This was due June 1, 1998.
- 4. Permanent markers designating the preserve status of the wetland and a split rail fence at the intersection of the buffer and each lot line.

A Notice of Non-Compliance letter will be sent to the permittee within thirty days. Please let me know if the permit is transferred and the new permittees address. Thanks.



South Florida Water Management District

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 TDD (561) 697-2574

CON 24-06 District Permit 36-03254-P Application 990203-19

February 12, 1999

Youngquist Brothers Equities 15465 Pine Ridge Road Fort Myers, FL 33919

Dear Sir or Madam:

Subject:

Request for Permit Transfer

Corkscrew Woods, Lee County

Section 21 & 28, Township 46 South, Range 26 East

The staff has completed a preliminary review of the request for permit transfer of the above referenced permit. The information received was incomplete. A review of the application cannot be completed without the following information:

- 1. An 8 ½" x 11" project map depicting the project boundaries; the section, township and range; the project size in acres and the existing/proposed land use.
- 2. The \$150.00 processing fee for each permit.
- 3. The Request for Permit Transfer should be signed by the new owner or an officer of the corporation, if applicable. Please complete and sign the enclosed application form.

If you have any questions or need assistance, please contact John Pfaff at (561) 682-6741.

Sincerely,

Beth Colavecchio

Regulatory Support Supervisor

Regulatory Information Management Division

laveach

Regulation Department

BC:JP Enclosure

MEMORANDUM

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Heidi Schloss, Margaret Bishop, Marti Gast (ERCD)

Karen Johnson (NRM - FTM)

FROM:

John Pfaff, Regulatory Information Management

DATE:

February 10, 1999

SUBJECT:

Request for Permit Transfer from seller to buyer

The following request for permit transfer was received on February 3, 1999:

Permit Number: 35-03254-P

Location: Lee County

S21/T46S/R26E

Land Use: Residential

New Application Number:

990203-19

New Project Name:

Corkscrew Woods

New Owner:

Youngquist Brothers Equities

New Operating Entity (SWM/ERP only): Corkscrew Woods HOA

Transfer Acreage:

571.33 acres

Related Application Number:

971202-10

Old Project Name:

Corkscrew Woods

Old Owner Name: Old Operating Entity (SWM/ERP only): Bill Hughes, Trustee **Corkscrew Woods HOA**

Project Acreage:

571.33 acres

Please advise if there are any outstanding compliance issues associated with the above referenced project. A response to this memorandum must be received by February 24, 1999. Please send all responses to John Pfaff. Please indicate concurrence or any compliance issues in writing by the above date.

(Note: Comments can be saved at \\b1home1\home proj\reg\share\ris\transfer)

Signature		
Date		

MOR	RIS-DEPI	EW A	SSOCIATES, INC.	LETTER C	OF TRANSMITTAL
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			S, FL 33901	February 2, 1999	96006.6.P6
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	(9)			RE:	
	(941)	337-3	994 FAX	Corkscrew Woods	
TO:					
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230	1 McGregor Bo	oulevard			
Fort	Myers, FL 33	901			, , , , , , , , , , , , , , , , , , , ,
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REWARKS			any questions or require further i		lease contact me. Thank you.
COPY TO:	File				

SIGNED: __

Ryan M. Shute, EI/sry
Project Manager

From: "Heidi Schloss" hschloss@sfwmd.gov/subject: Re: Permit Transfer
To: John Pfaff <a href="mailto:spranger-jpfaff@sfwmd.gov/subject: lipfaff@sfwmd.gov/subject: lipfaff@sfwmd.

Permit 36-03254-P app 990203-19

No post permit compliance observed with any of the three applications. hs

John Pfaff wrote:

Permit 35-03254-P app 990203-19

PERMIT TRANSFER REQUEST

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